

Burlington Development Review Board

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Israel Smith
AJ LaRosa
Geoff Hand
Wayne Senville, (Alternate)
Jim Drummond, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday June 28, 2016, 5:00 PM Contois Auditorium, City Hall, 149 Church Street, Burlington, VT

Special Meeting

Board Members Present: Austin Hart, Brad Rabinowitz, Jonathan Stevens,
Israel Smith, Alexandra Zipparo, A.J. LaRosa, Wayne Senville,
Jim Drummond

Board Members Absent:

Board Members Recused: Geoff Hand

Staff Present: Scott Gustin, Mary O'Neil, Anita Wade

Minutes

A.Hart: this special hearing is intended as a sketch plan review meeting, where the DRB learns about the project and offers feedback from the Board and the public. No decision will be rendered at this meeting. The applicant is required to return before the DRB for preliminary and final plat map review, which will be noticed for public hearings.

I. Sketch Plan

- 1. 16-1258SP; 49 Church St (D, Ward 3C) Burlington Mall Associates, LLC**
Sketch plan review of mixed use redevelopment (retail, office, residential, and parking garage) of the mall property (Project Managers, Scott Gustin & Mary O'Neil)

D.Sinex: Owner of the entity for Burlington Town Center. Spoke regarding the evolution of plans for the past three years. Mentioned the DAB comments regarding the above ground garage and improving pedestrian access. Major changes and modifications have been considered based on comments from the City and the public. The plans have been refined and modified to reflect these comments. Receptive for a continued engagement and feedback from everyone.

W.Fellows: Introduced as lead certified architect. Said the team members of this project are looking for as much feedback as possible. Introduced the team of design, architects, civil and stormwater engineers. Spoke of current and future site conditions through aerial slides and depictions. Project is divided into two phases. Two levels of retail; on top three levels of parking. Phase one

will include a new and reopened St Paul and Pine St. Four major components of retail include local, national brand, and community stores with roughly 100,000 leased to UVM medical center of the 264,000 total sq. ft. A total of 274 residential units located on the north side and an office building and housing units on the south side increasing parking spaces by 925 spaces.

J.Stevens: will you be addressing affordable housing?

W.Fellows: yes. Further described the streetscape for Bank and Cherry St. Discussed issues of water, landscaping, rooftop park/observation above the residential units, and overall design of mall turning it inside out using all surfaces.

AJ.LaRosa: questioned what was meant by turning area inside out.

A.Fellows: referred to the three levels of retail that will go out to St Paul St. Retail space is being pushed from street level. The sidewalk on Bank St is similar to the Church St pavers.

A.Zipparo: asks about solar panels.

W.Fellow: yes, looking for a Leed certified gold designation.

Describes two levels of parking and two way traffic through Pine and St Paul Street, bridge, grade changes and new retail space. Mentioned how retail uses within the building will support the neighborhood community of tenants enhancing the space.

W.Senville: asked if the retail space is accessible internally and externally.

W.Fellows: yes.

J.Stevens: asked if there would be retail with access to Cherry St.

W.Fellow: yes.

D.Sinex: allowing for direct access from interior and exterior.

J.Drummond: questions access to service doors and entrances, feeling the main entrance appears as a dead space.

W.Fellow: right now there is no access on Cherry St and plan to improve this. Multiple ways to access parking on the north and south with connections for vehicle and bicycle parking.

B.Rabinowitz: like the idea of connectors and community space.

W.Fellows: working on better centralized space.

B.Rabinowitz: asks about the atrium, height and lack of lighting.

W.Fellows: collective space of 25 to 30 ft. with lighting.

W.Senville: questions entrances and locations for garage space and if there are too many number of spaces.

A.Zipparo: questions bike parking and number of spaces.

W.Fellow: said there would be 250 bike spaces and covered bike parking across from bus stations.

A.Zipparo: would appreciate seeing the number of bike spaces above the requirement if possible.

W.Fellows: there are parameters for parking above grade. Below grade is cost prohibitive. Further described the floor levels, shading, solar panels and collectors, elevation changes and changes to facades and streetscape to break up project and define corners.

I.Smith: questions the rendering and panels and whether garage will be enclosed.

W.Fellow: describes the perforated panel. Said the DAB commented that these are private streets looking more traditional with this project.

B.Rabinowitz: sees the merit in this first approach, but would be helpful to maintain other elements of pedestrian friendly areas and underground connections.

J.Drummond: asked about the grade level changes.

W.Fellow: said there will be a 6 ½% slope.

A.Zipparo: questioned the height clearance of the bridge.

W.Fellow: said there will be a 16 ½ foot clearance.

W.Fellow: spoke about dimensional grade changes between streets. Presented street views, sun/shadowing studies, panel facades and description of materials being used. Commented on the creation of connectivity, more pedestrian access, and affordable housing for 20% of the 274 units. Displayed views of the mall project from various vantage points in the City. Showed entrance access for the office and residential spaces.

J.Stevens: said the ordinance allows for offsite housing and asked where the inclusionary housing units would be located.

W.Fellow: said all inclusionary housing units would be located on site.

A.Hart: questioned if Pine St would have two way traffic. One of the buildings is outside the project.

W.Fellow: established a 60 ft. right of way for both Pine and Saint Paul Streets. Have easements so that traffic can go underneath the building, which sits in the right of way. Both streets will be fully deeded back to the City.

B.Rabinowitz: suggested that entry ways be on the ground level. The Church St. entry is disappointing and needs more expression.

I.Smith: would like to see a more expressive building using organizational and aesthetic principles. Questioned stormwater management and if water will be retained on the roof.

W.Fellow: yes and have an opportunity to create a cistern to handle water on sight to detain and filter out.

I.Smith: asked about a green roof system and how this would be achieved.

W.Fellow: the new streets create an opportunity to provide water and utilities.

Stormwater Engineer: considering the full mall area as an opportunity to do this, but no details yet. Looking at storage and retention with DPW, raingardens and similar ideas. More details later after meeting with Conservation Board

I.Smith: questions building sections in regard to zoning amendments and height considerations.

W.Fellow: the following changes will occur with FAR, setbacks, and height.

J.Drummond: current renderings and materials are getting better. Questions the placement of housing facing toward the north and whether placement for the housing could be on the south side.

W.Fellow: cannot fit all housing in this area without going higher due to placement of the office building. The idea of more south facing windows is a consideration.

W.Senville: Would like to feel better feel for what the project will look like. Burlington needs to get it right. This is a massive project for Burlington and need to understand the scale. Questions on parking garage entrance so close to intersection of Pine and Cherry Streets.

A.Hart: invites members of public to direct comments to Board when making comments. The Board cannot apply rules since height and setbacks, since this still needs to be established by the Planning Commission and Ordinance Committee. Opened up for public comments.

B.McGrew: lives at St Paul and Bank St. If there is no zoning change, how can this work. Asks how the zoning change affects the new office and retail space, feet and height. What about the earth being opened up that may be toxic? What happens to this material and will it be tested for safety? Is roof deck public or private? Questions the parking location, roof deck, access doors and lighting. Traffic in and out of the garage. Shadowing studies are indecipherable, so views from lake are deceptive and perhaps much closer than shown. Those who live and work in buildings want to know if looking at car lights.

J.Daggit: feels there is significant increase in parking over pedestrian and bike areas. Wants to see limits to parking and feels tenants should prepare business plans to determine the success of a business in this location.

B.McGrew: thrilled to see St Paul and Pine Streets opened up. Impressed with how the project is proceeding. Would like to see a reduction in shadowing from the buildings. Wonders if project could be made more beautiful.

Neighbor/Contractor: asks if parking spaces is 925 or additional or total. Would like to see solar panels and their projection on the site map. Above ground parking is a mess and fronts on entire block where there is dead space. This is out of vision for Burlington. Need to find alternatives to rebuild the existing garages without increasing the height.

Neighbor: wants the project to succeed. Spoke with architect providing comments and photos pertaining to a similar project in Washington, D.C. built within similar heights. Provided this information to the Planning Commission and City Council. The D.C. building is similar to the Church Street project and the proposed three stories of underground parking.

S.Bushor: city councilor for Ward 1, supports change with proper setbacks on Church St. Would like to structure to look different and have different materials to make it more interesting. The external appearance lacks something and appears flat.

C.Whitman: questions parking when there is less use of cars by millennials. Requests dedicated charging stations and car share arrangements.

S.Rubin: questions the process and the Board's jurisdiction.

A.Hart: usually the Board applies the zoning ordinance to a project, but not at this time. This project will return for preliminary and final plat review.

AJ.LaRosa: questions about phase one and two of the project.

D.Sinex: first phase is western site with 95% of the cost and public improvements. Phase two is building a small addition over Church St.

AJ.LaRosa: asks if the mall be closed during these times.

D.Sinex: no.

J.Stevens: question on what happens to the Macy's building.

D.Sinex: Macy's owns its' own store. They look forward to this transformation; understanding that a suburban mall in the City doesn't work today. This is why we are turning inside out with the mall having convenience stores, grocery stores, a preschool, and what a community needs going beyond single purpose mall.

A place to live, work and entertain, shop, and for socialization. Services and tenants will be different with parking of 925 spaces total. Current zoning asks for this many spaces. Retailers want to know if there will be enough parking for the projected demand for office, retail, and convenience. Wish parking could be reduced.

W.Fellow: appreciate comments and suggestions. Making a big effort to explore comments on the prefabricated nature and enhanced use of materials for entry way.

A.Hart: Board members will provide feedback.

W.Fellow: would like to get feedback from the minutes.

A.Hart: the Board needs to respond in material way. This is sketch plan and will need to see traffic study, volume of traffic, off street connections, size and massing and what project will look like. Setbacks for Cherry and Bank Street need to be determined and east/west connections.

W.Senville: is there a possibility of a liner around the parking garage?

W.Fellow: reviewing design guidelines to create façade liner and screen headlights.

J.Drummond: hard for people to envision parking garage. At least part of Cherry Street facade should have a partial wrap.

W.Fellow: certain concern for development of Bank and Cherry Street is for turning it inside out.

J.Drummond: no precedence for this here. Parking is separate from the street.

W.Fellow: suggestion for sliding in some residential is well taken.

J.Drummond: mentions how Hotel VT handled their project.

I.Smith: spoke of the dimensions of Hotel VT, with surrounding streetscapes and parking, where other activities not as active break up the use.

W.Fellow: possible that entry ways could be vertical. No longer looking at a mall but creating a 24 hr. environment and working on a balanced approach for all uses.

I.Smith: asks about the apartments drop off and pick up entrances.

B.Rabinowitz: the linear nature of parking could be continuous on both sides breaking up the mass.

J.Stevens: not much comment on size of project, though it will change Burlington. Cherry St will have a reason for pedestrian traffic. The massing of the building is a concern.

W.Fellow: the 14 story building is a mix of varying sizes. This is not a boxy situation.

AJ.LaRosa: asked to see a public space for art work and large pieces for the facade that minimize parking. Not in love with the look of the building. It looks a bit

generic and could be anywhere. Suggested more attention paid to architectural details of the area, specifically Vermont architecture and how it connects the area. A.Zipparo: questions the interior of the mall and retail aspect. Asks why not use space as revenue generating operation, such as a City Market grocery store. Has concerns about the traffic and connectivity of traffic patterns. What will be the impact on the City pertaining to water, traffic, school, and office space, and massing of the building?

W.Fellow: we are changing a single use mall into a residential and work force, building, balancing between national and locally supportive uses. May eliminate arcade altogether. The Macy's building needs to be acknowledged and resolved.

A.Zipparo: it is possible to consider a farmer's market?

D.Sinex: yes, specifically designed farmers market for winter. Interested in working with other community organizations. Understands the need for housing realizing that affordable housing goes fairly quickly. The office space is already designated one third for UVM. Data supports office space and workers downtown. A mix of uses sometimes creates rent structures that are lower than national tenants. We are close to announcing the tenants for this building. Mentioned possible uses as preschool, medical walk-in clinic, health club, and other large end users.

W.Senville: there is a generic feel to building. Would like to see a Burlington feel with its own identity.

W.Fellow: point well taken.


D.Sinex: striving to achieve that. Will be looking for Burlington and the entire community to be involved with the effort in design.

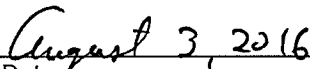
A.Hart: commended the progress on the project. Thanked everyone for their comments and participation.

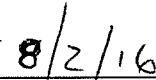
II. Adjournment

Meeting adjourned at 7:15pm.


Austin Hart, Chair of Development Review Board


A.Wade, Planning and Zoning Clerk


Date


Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.